

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

February 15, 2019

Mike Balaskovits, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

RE: Mesa Del Sol Montage Unit 3B
Grading Plan Stamp Date: 2/15/19
Drainage Report Stamp Date: 1/18/19
Hydrology File: R16D006

Dear Mr. Balaskovits:

Based on the submittal received on 1/23/19 the above-referenced Grading Plan and Drainage Report are approved for Grading Permit & Work Order.

PO Box 1293

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Albuquerque

Sincerely,

NM 87103

Dana M. Peterson
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

June 20, 2019

Mike Balaskovits, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

RE: Mesa Del Sol Montage Unit 3B
Revised Grading Plan Stamp Date: 6/6/19 (Sheets 1 & 5)
Grading Plan Stamp Date: 2/15/19
Drainage Report Stamp Date: 1/18/19
Hydrology File: R16D006

Dear Mr. Balaskovits:

PO Box 1293

Based on the submittal received on 6/7/19 the above-referenced Grading Plan and Drainage Report are re-approved for Preliminary Plat, Grading Permit & Work Order.

Albuquerque

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

NM 87103

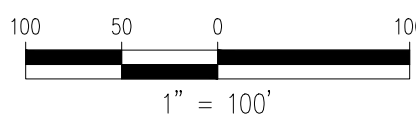
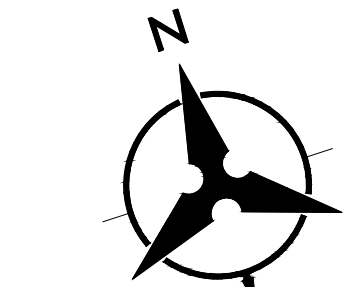
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www.cabq.gov

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- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT BY GEO-TEST, INC. DATED 9-29-10
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
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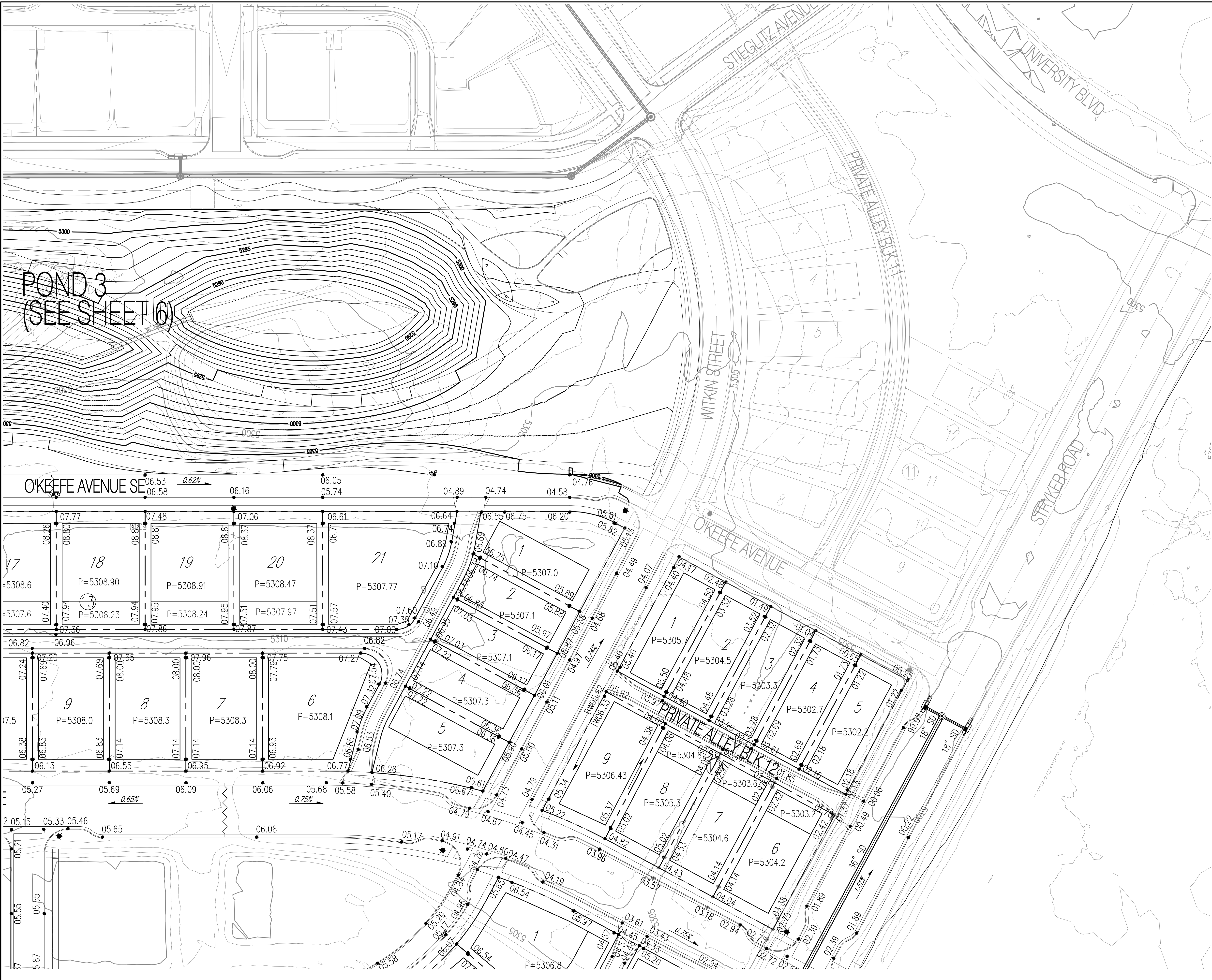
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 - ===== WALL DRAIN
 - GRADING PHASE BOUNDARY

Bohannon & Huston
www.bhinc.com 800.877.5332

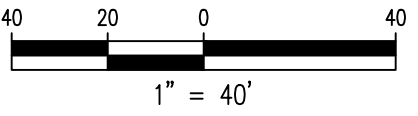
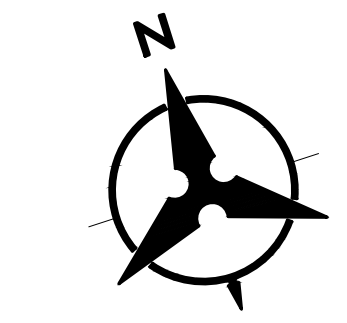
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3B
GRADING AND DRAINAGE PLAN
OVERALL

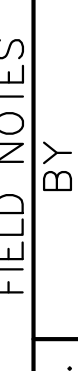
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.		Zone Map No.	Sheet	Of
775782		R-15,16 S-15,16	1	7



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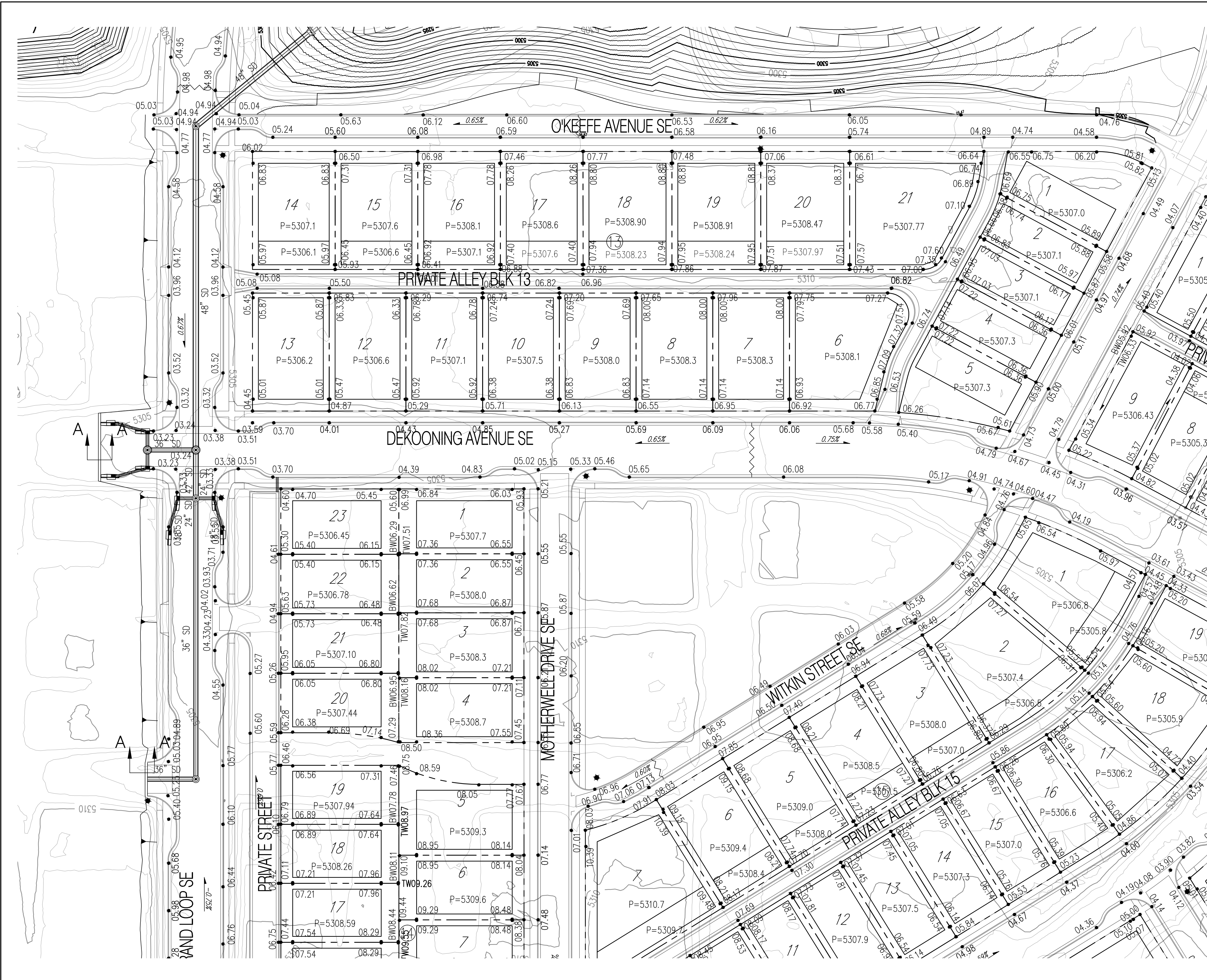


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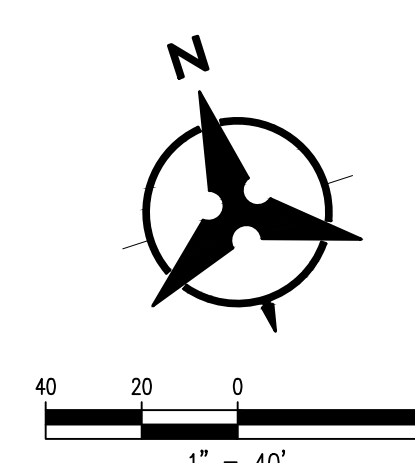
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN	
				FIELD NOTES							
CONTRACTOR	DATE	NO.	BY	DATE							
WORK STAGED BY	DATE	ACS TABLET STAMPED "1, R16, 1984"									
INSPECTED BY	DATE	GEOGRAPHIC POSITION (NAD 83)									
ACCEPTANCE BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)									
VERIFICATION BY	DATE	X = 1,532,715.669 Y=1,453,438.899									
DRAWN BY	DATE	GROUND-TO-GRID FACTOR = 0.999664099									
CHECKED BY	DATE	$\Delta\alpha = -00'12'22.46"$									
RECORDED BY	DATE	NAVD 1988 ELEVATION = 5291.451									
NO.											
Designed By: CS		DATE:12/19/2018									
Drawn By: B/G		DATE:12/19/2018									
Checked By: CS		DATE:12/19/2018									

Bohannon & Huston
www.bhinc.com 800.877.5332

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PUBLIC WORKS DEPARTMENT			
MESA DEL SOL MONTAGE UNIT 3B			
GRADING AND DRAINAGE PLAN			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
775782	R-15,16 S-15,16	2	7



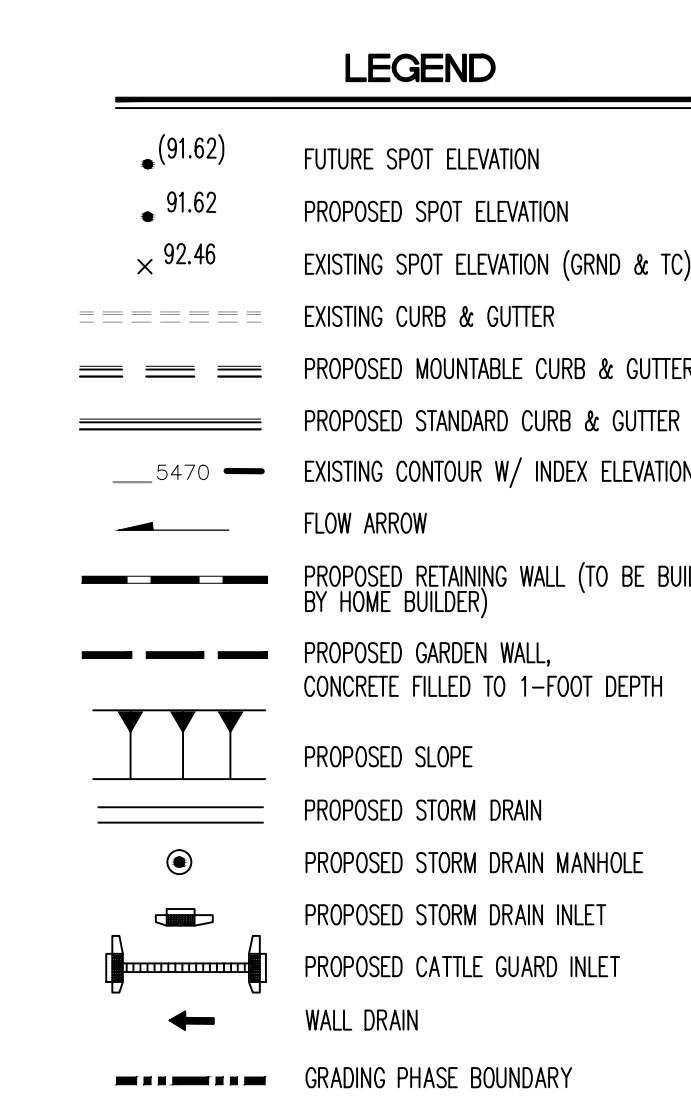
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MESA DEL SOL MONTAGE UNIT 3B GRADING AND DRAINAGE PLAN			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 775782	Zone Map No. R-15,16 S-15,16	Sheet 3 Of 7	




BENCH MARKS		AS-BUILT INFORMATION	
CONTRACTOR	DATE	INSPECTOR'S STAMPED BY	DATE
PLANCE BY	DATE	VERIFICATION BY	DATE
FIELD	DATE	CORRECTED BY	DATE
MICROFILM INFORMATION		RECORDED BY	DATE
NO.			
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ENGINEER'S SEAL

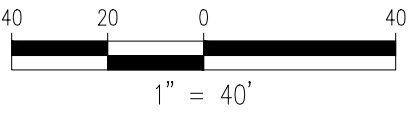
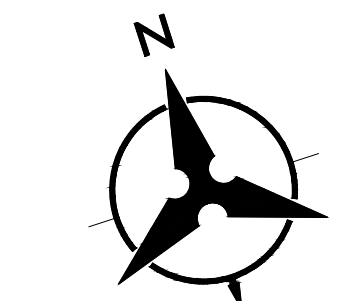
MICHAEL BALLARINOS
NEW MEXICO
18187
2-15-19
LICENSED PROFESSIONAL ENGINEER

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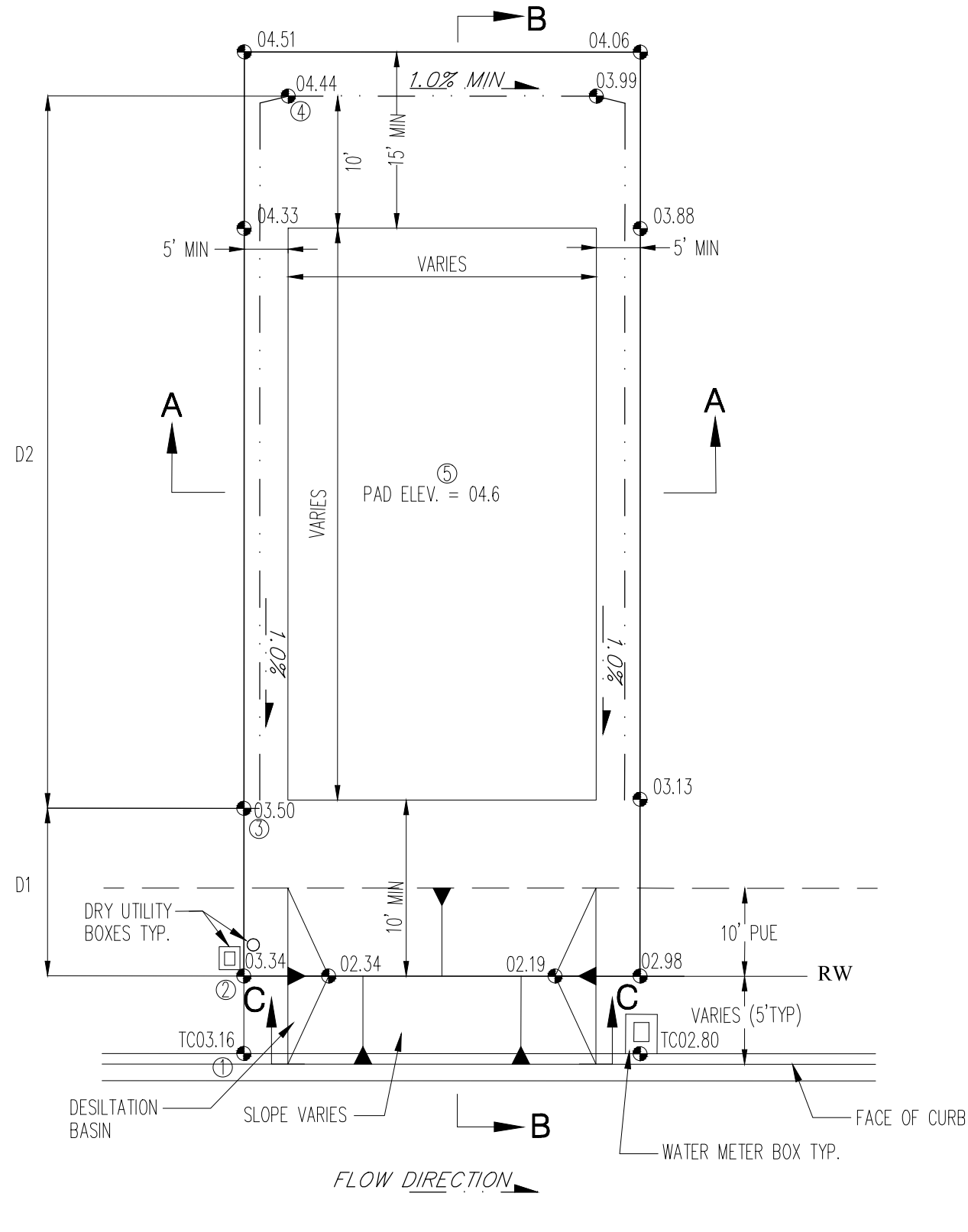
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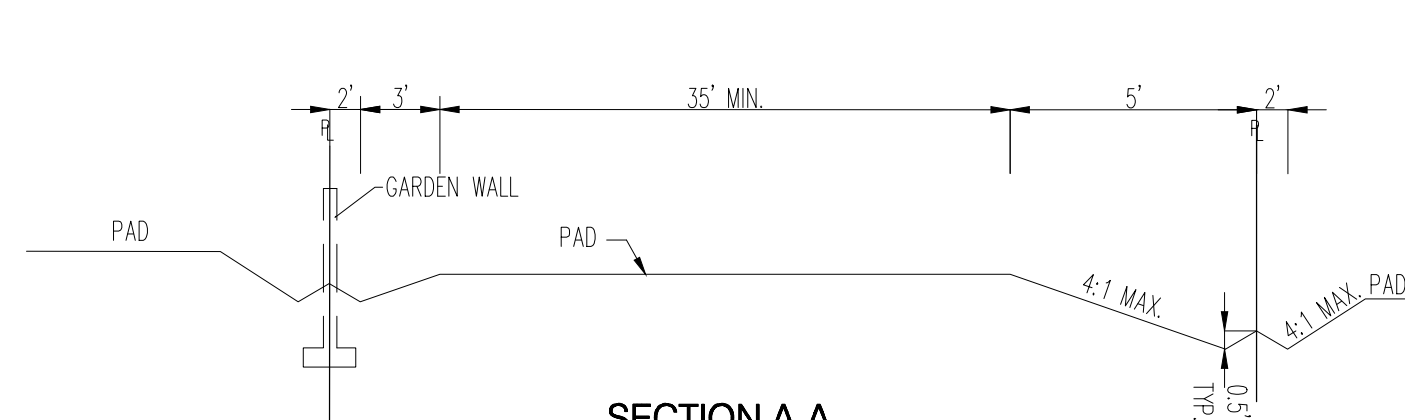
		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
MESA DEL SOL MONTAGE UNIT 3B GRADING AND DRAINAGE PLAN			
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775782	R-15,16 S-15,16	5	7



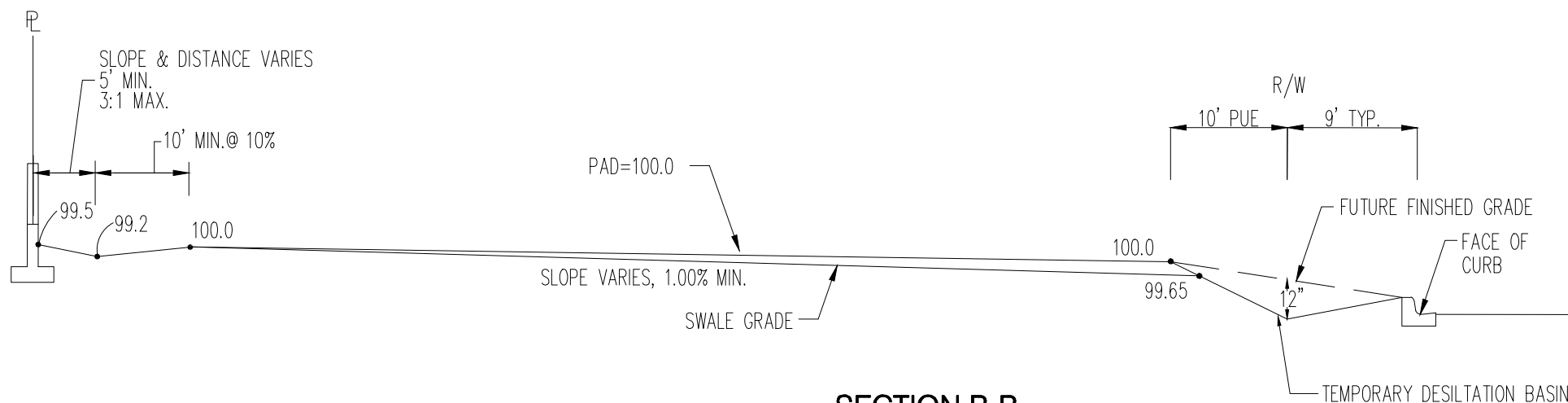
**TYPICAL LOT GRADE DETAIL
WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL**
NOT TO SCALE

TO SET SPOT ② - ADD 0.17' TO SPOT ①
TO SET SPOT ③ - MULTIPLY D1 BY 1.0% AND ADD TO SPOT ②
TO SET SPOT ④ - MULTIPLY D2 BY 1.0% AND ADD TO SPOT ③
TO SET SPOT ⑤ - ADD 0.2' TO SPOT ④

BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION.
SEE GRADING PLANS FOR EXACT ELEVATIONS.
CONTRACTOR SHALL CONSTRUCT TEMPORARY DESILTATION BASIN AT EACH LOT.



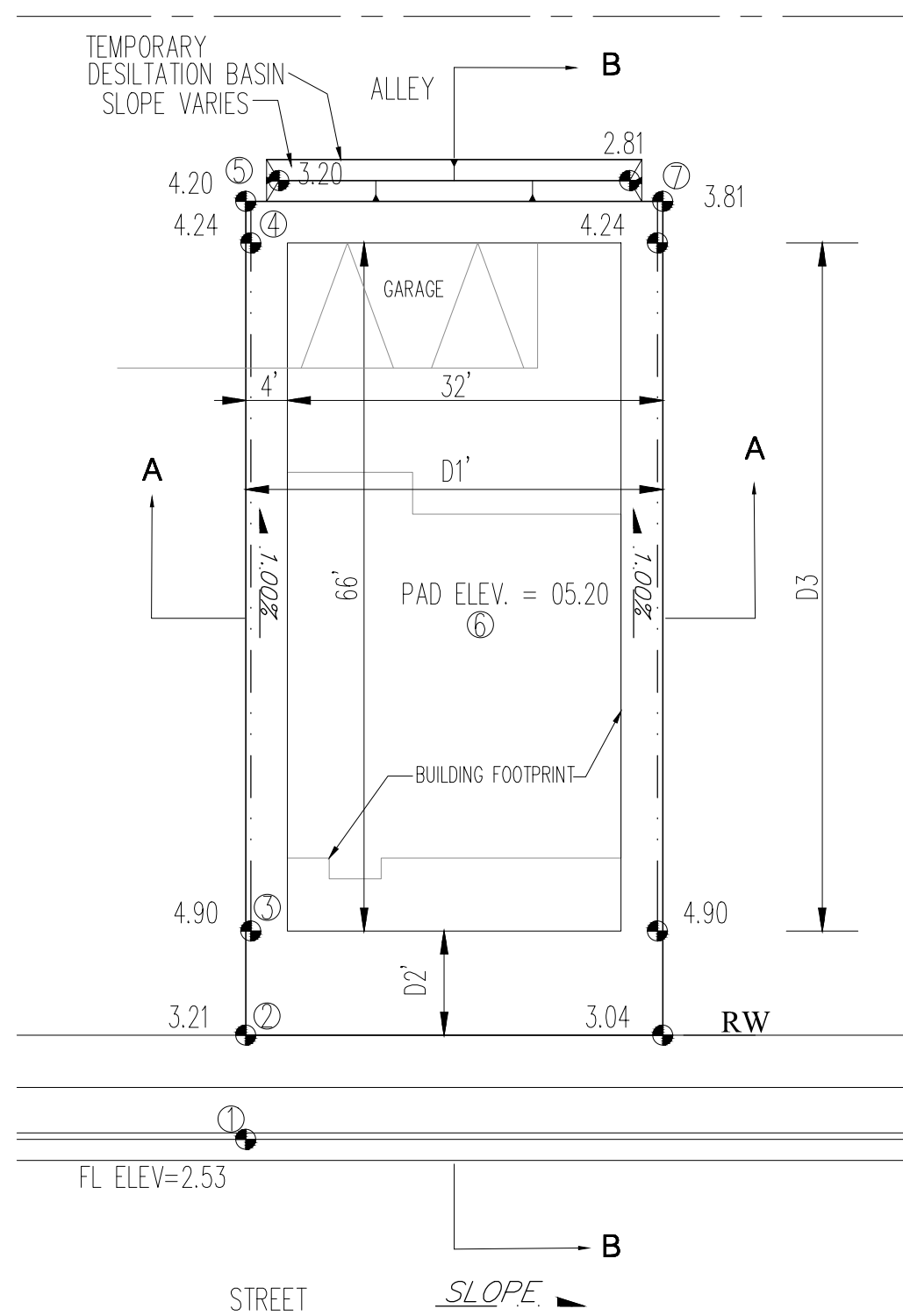
**SECTION A-A
TYPICAL SIDE YARD SWALE**
NOT TO SCALE



SECTION B-B
NOT TO SCALE

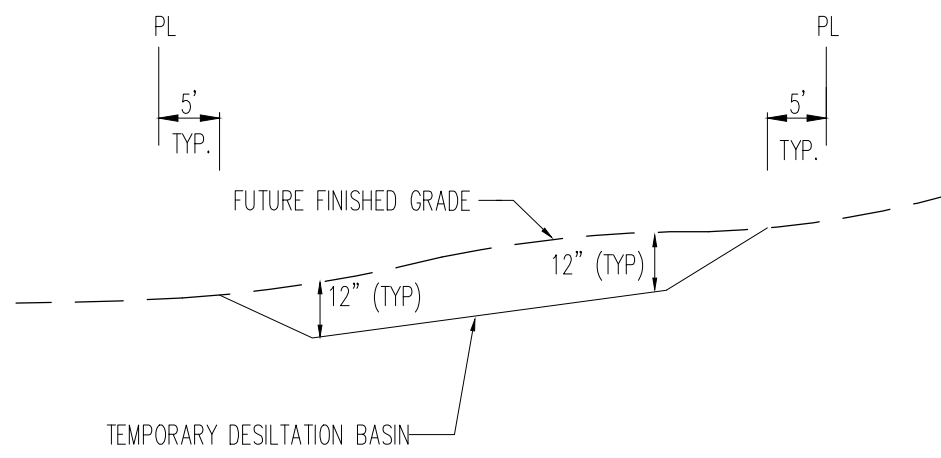
NOTE:

- CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.
- FRONT YARDS ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.
- HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.

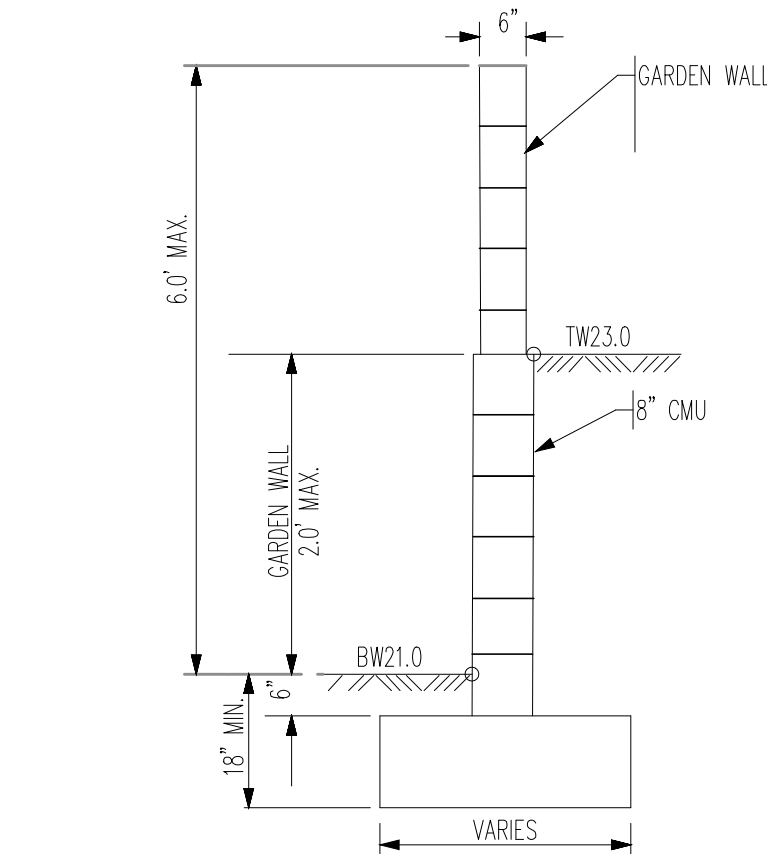


**TYPICAL LOT GRADE DETAIL
WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL**
STREET PRODUCT TYPE w/ALLEY
NOT TO SCALE

TO SET SPOT ② - ADD 0.90' TO SPOT ①
TO SET SPOT ③ - MULTIPLY D3 BY 1.00% AND ADD TO SPOT ②
TO SET SPOT ④ - ADD 1.05' TO SPOT ③
TO SET SPOT ⑤ - SUBTRACT .04' FROM SPOT ④
TO SET SPOT ⑥ - ADD 0.3' TO SPOT ⑤
TO SET SPOT ⑦ - MULTIPLY D1 BY 1.00% AND SUBTRACT FROM SPOT ⑥

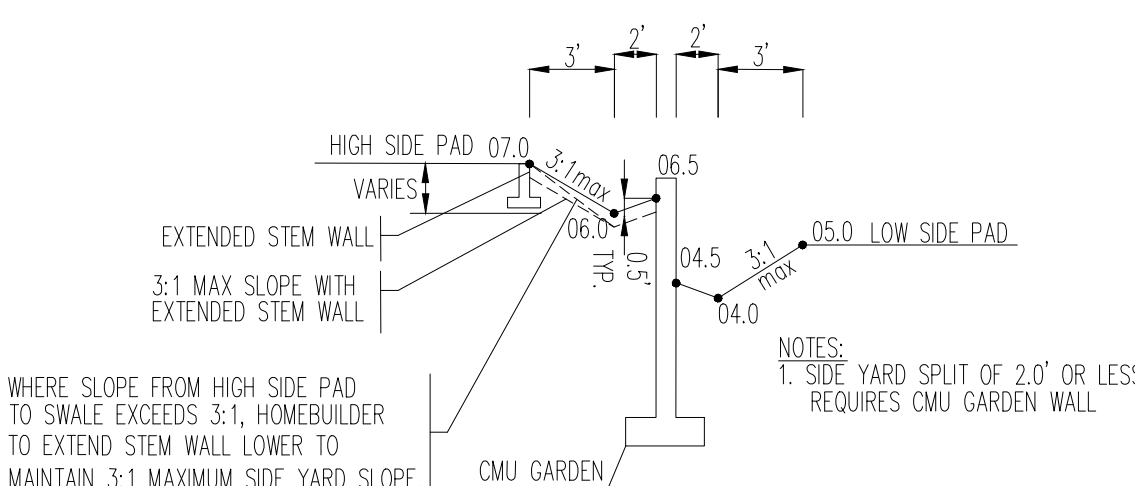


SECTION C-C
NOT TO SCALE

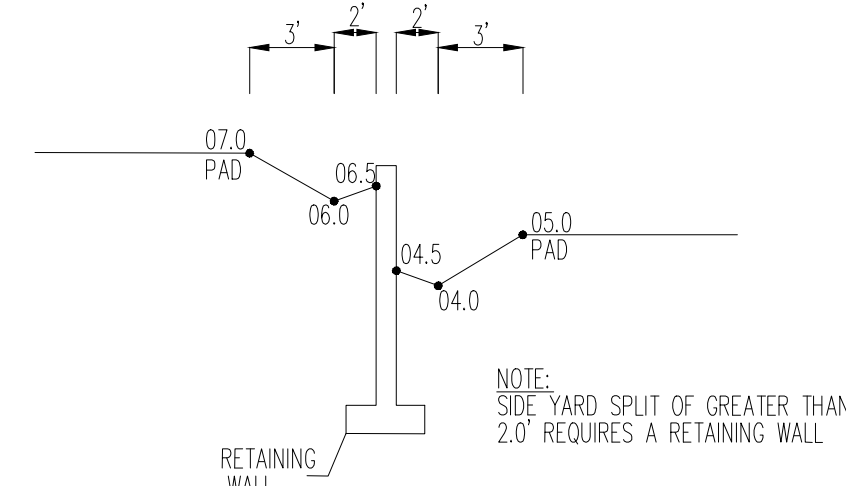


TYPICAL GARDEN WALL NOMENCLATURE
NOT TO SCALE

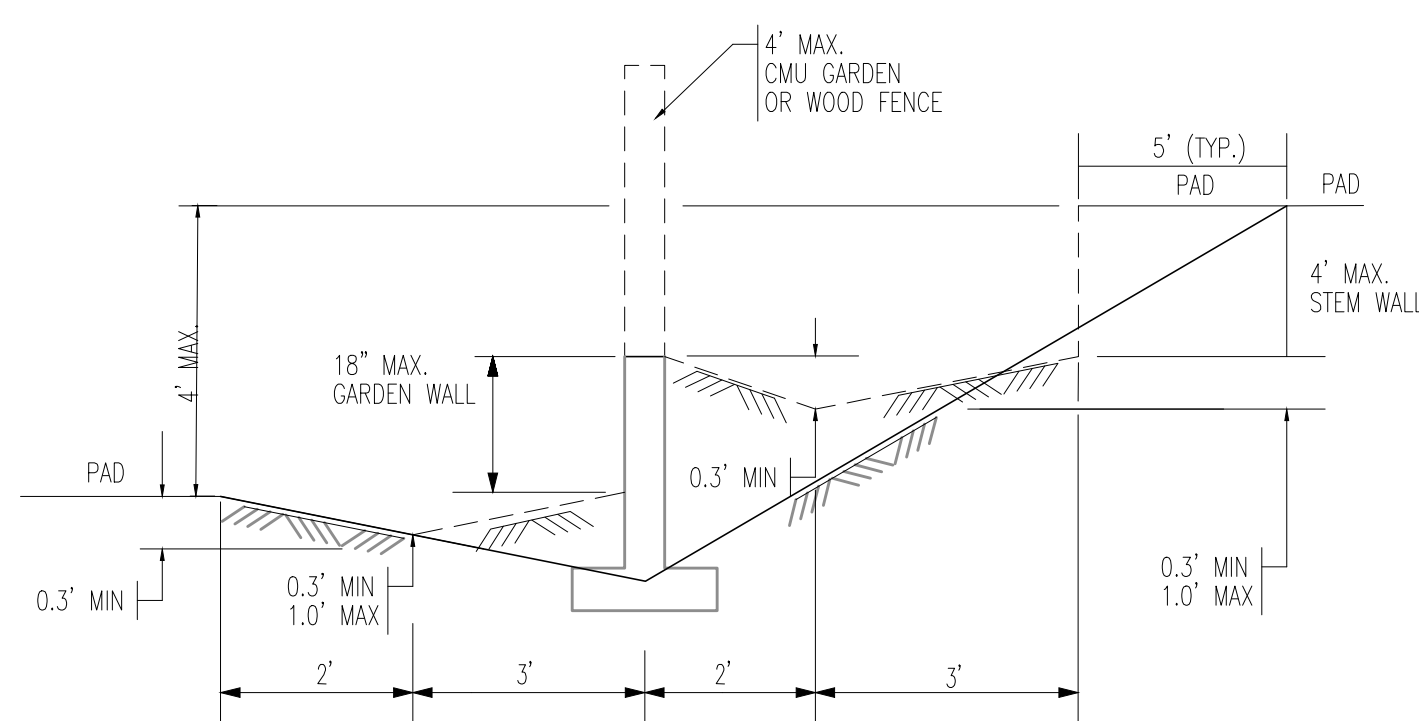
(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



SIDE YARD GARDEN WALL DETAIL
NOT TO SCALE



SIDE YARD RETAINING WALL DETAIL
NOT TO SCALE



TYPICAL SIDE LOT LINE SECTION
NOT TO SCALE

NOTE: DASHED LINES IN TYP. SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEM, AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.

TYPICAL CROSS SECTION OF WALL AT ROW
NOT TO SCALE

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**MESA DEL SOL MONTAGE UNIT 3B
GRADING PLAN DETAILS**

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